

ORDINANCE NO. 011011-16

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4608 CHARLES AVENUE FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Lake Austin residence (LA) district to single family residence standard lot (SF-2) district on the property described in File C14-01-0079, as follows:

0.167 acre tract of land, more or less, out of the Antonio Rodriguez Survey No. 4, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4608 Charles Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

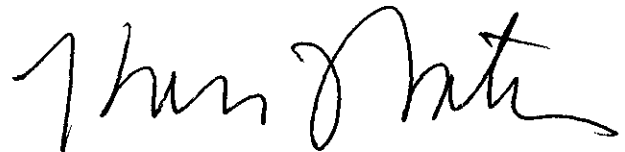
PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on October 22, 2001.

PASSED AND APPROVED

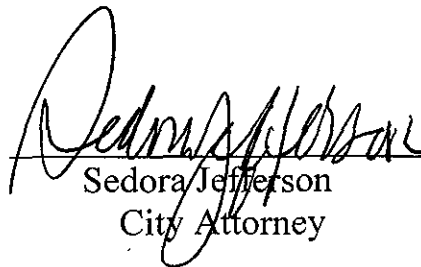
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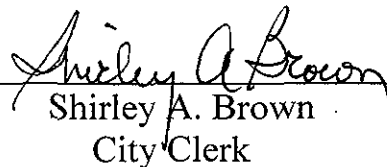
Kirk Watson
Mayor

APPROVED:



Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES
"SF-2" ZONING

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE ANTONIO RODRIQUEZ SURVEY NO. 4, TRAVIS COUNTY, TEXAS; BEING A PORTION OUT OF LOT 31, LAKESIDE ADDITION, A SUBDIVISION AS RECORDED IN BOOK 3, PAGE 66, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAME BEING A PORTION OF THE EAST 138.00 FEET OF SAID LOT 31 AS CONVEYED TO WILLIAM K. KNOX BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NUMBER 2000072376, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT of REFERENCE at a point on the northwest right-of-way line of Charles Avenue at the most southerly corner of the above described Lot 31, Lakeside Addition, same being at the most southerly corner of said Knox tract; Thence, with the southwest line of said Knox tract, N60°00'00"W a distance of 87.35 feet to a point for the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the southwest line of said Knox tract, N60°00'00"W a distance of 50.65 feet to a point at the most westerly corner of said William K. Knox tract, and for the most westerly corner of this tract;

THENCE, with the northwest line of said Knox tract, N30°00'00"E a distance of 100.00 feet to a point at the most northerly corner of said William K. Knox tract and for the most northerly corner of this tract;

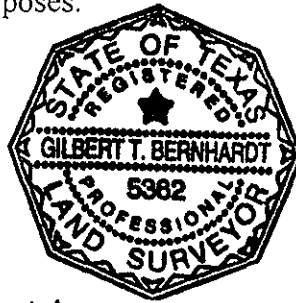
THENCE, with the northeast line of said Knox tract, S60°00'00"E a distance of 102.22 feet to a point on the approximate City of Austin, City Limit Line, for the most westerly corner of this tract, and from which corner the most easterly corner of said Lot 31, same being the most easterly corner of said Knox tract bears S60°00'00"E a distance of 35.78 feet;

Thence, with the said approximate Austin City Limit Line the following four (4) courses:

EXHIBIT A

- 1.) S61°24'50"W a distance of 38.72 feet to a point for an angle point of this tract;
- 2.) S64°20'02"W a distance of 37.12 feet to a point for an angle point of this tract;
- 3.) S47°02'00"W a distance of 22.80 feet to a point for an angle point of this tract; and,
- 4) S44°35'41"W a distance of 14.98 feet to the POINT OF BEGINNING, and containing 0.167 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma from calculations involving record deed and plat information and record City of Austin, Texas, G.I.S. information; and, that these notes are true and correct to the best of my knowledge. These field notes are not based on a survey performed on the ground under my supervision and are not to be used for title transfer purposes.



Gilbert T. Bernhardt

Gilbert T. Bernhardt
Registered Professional Land Surveyor No. 5362

May 3, 2001
Date

Client: Bill Temple Custom Homes
Date: May 2, 2001
WO No.: 0792-39-01

COUNTY

CB14-04-20

LC

CB14-05-0

LA

LA

LA

LAKE AUSTIN

LAKE AUSTIN
COLORADO RIVER

LA

SF-2

BUNNY RUN

COUNTY

SF - 2

CTA-00-012

LA

LA

LA RIVERCREST DRIVE

SP-06-00020

LA JOLIA VERDE DRIVE

CHARLES AVENUE

LIVEOAK DRIVE

BUNNY RUN

PUD

CB14-00-2222

CTA-00-012

SF-2

COUNTY

ZONING EXHIBIT 13

CITY GRID
REFERENCE
NUMBER

F29

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G. Rhoades

CASE #: C14-01-0079

ADDRESS: 4608 Charles Avenue

SUBJECT AREA (acres): 0.167

DATE: 01-10

INTLS: SM



1"=400'